

Non-QM Products		
Program	Super Prime	Prime
Transaction Type	Purchase	
Occupancy	Primary residence Second homes (1 unit only)	
Property Type	1 -4 Unit SFR, (1-Unit for Second Homes) Manufactured Rural Condos PUDs	
Term	30 Year Fixed Rate	
Buydown Type	3 - 2 - 1 2 - 1 1 - 0	
Buydown Contributor	Seller, 3 <sup>rd</sup> Party Buydown could be split	
Interest Only	Ineligible	
Texas Section 50(a)(6)	Ineligible	

Conventional			
Program	Fannie Mae Fannie Mae HomeReady	Freddie Mac	Freddie Mac Home Possible
Transaction Type	Purchase		
Occupancy	Primary residence Second homes (1 unit only)		
Property Type	1 -4 Unit SFR, (1-Unit for Second Homes) Manufactured PUDs Condo	1 -4 Unit SFR, (1-Unit for Second Homes) PUDs Condo	1 - 2 Unit SFR, (1-Unit for Second Homes) PUDs Condo
Term	Fixed Rate		
Buydown Type	3 - 2 - 1 2 - 1 1 - 0		
Buydown Contributor	Seller, 3 <sup>rd</sup> Party Buydown could be split		
Ineligible Property	-	Manufactured	3-4 Unit Properties, Manufactured
Ineligible Transaction Types	Investor Property, Cash-Out Refi, ARMs		
Texas Section 50(a)(6)	Ineligible		

FHA	
<b>Program</b>	<b>FHA</b>
<b>Transaction Type</b>	Purchase
<b>Occupancy</b>	Primary residence
<b>Property Type</b>	1 Unit Rural Condos PUDs
<b>Term</b>	30 Year Fixed Rate
<b>FICO</b>	Minimum 660 FICO
<b>Buydown Type</b>	3 - 2 - 1 2 - 1 1 - 0  Maximum 3 years to reach standard note rate
<b>Buydown Contributor</b>	Seller, 3rd Party Buydown could be split
<b>Ineligible</b>	Borrower funded buydowns 2-4 Unit properties FHA loans with high balance loan amounts Manufactured Property
<b>Texas Section 50(a)(6)</b>	Ineligible